



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-28-12 WAIVER REQUEST TO FURTHER SUBDIVIDE LOT 2 OF NEW HORIZON SUBDIVISION FORMERLY OF THE ALLEN E MORGAN PROPERTY**

LOCATION This property is located on the north end of Old Settlement Road in Section 13, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	R/A Rural Agriculture
LOT ID NUMBER	171002324
ENGINEER/LAND SURVEYOR	N/A
APPLICANT	Thomas D. Rodgers

STAFF COMMENTS

1. **Size** of subject property is approximately 7.64 acres.
2. **Background** SS-28-12 was approved with a waiver not to connect to Parish Sewer on January 24, 2013. The approval was stipulated with the condition of no further subdivision until public sewer is provided for all lots. The applicant is requesting a waiver of **Section 7:14.3(2)** of the **Development Code** to further subdivide a lot within this subdivision.

Justification for Waiver (See Applicant Letter) **Attachment A**
3. **Access** Private Servitude of Access
4. **Master Plan Statement** The subject property is designated as Low Density Residential land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Comments** The Staff would advise the Commission to consider the impact of a precedent for future waiver requests within the New Horizons Subdivision.
6. Scheduled for Planning Commission Meeting on **October 23, 2014**.

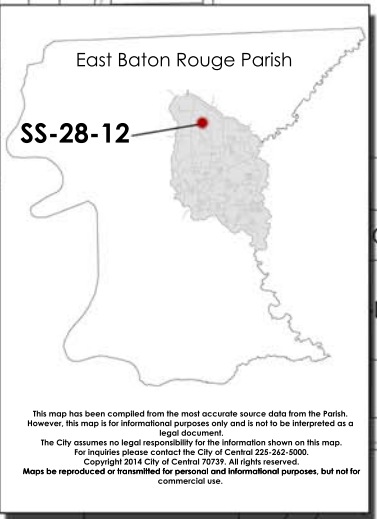
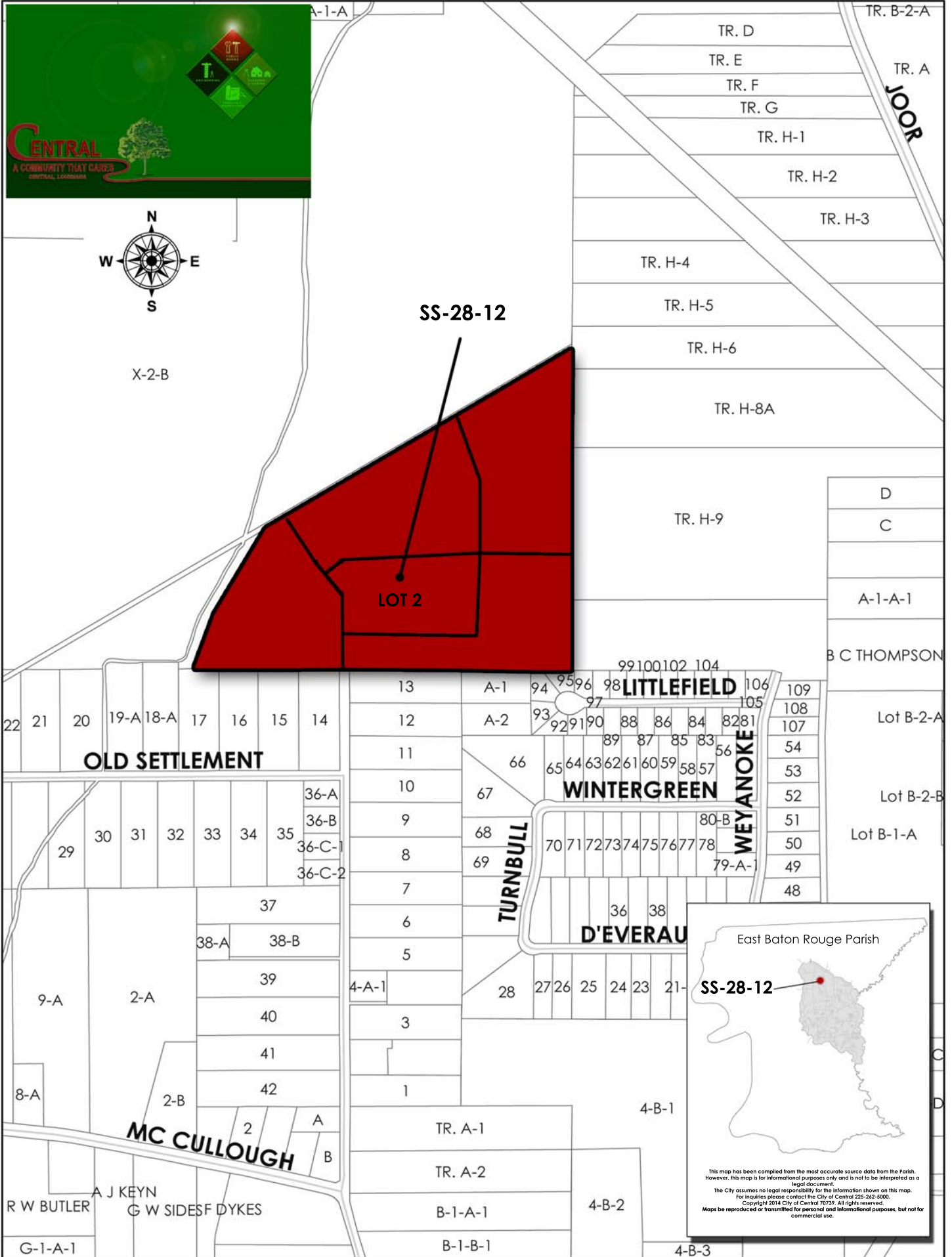




X-2-B

SS-28-12

LOT 2



ALL BEARINGS SHOWN HEREON ARE BASED ON REFERENCE PLAT NO. 1,
COMMENCING AT A 2" IRON PIPE FOUND AT THE CORNER COMMON TO SECTIONS 12 & 13, T 5 S - R 1 E AND
SECTIONS 7 & 18, T 5 S - R 2 E, GREENSBURG LAND DISTRICT HENCE S 0°16'21" W A DISTANCE
633.24'; THENCE S 0°27'16" W A DISTANCE OF 1389.23' TO THE POINT OF BEGINNING.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE AND X AS SHOWN ON FLOOD INSURANCE RATE MAP 22033 C 0185 F.
REFERENCE PLATS: 1) "PLAT SHOWING SURVEY OF THE NEW HORIZONS SUBDIVISION TRACT BEING TRACT X-2-A
OF THE ALLEN E. MORGAN, ET AL PROPERTY, SECTION 13, T5S-R1E, GLD, EAST BATON ROUGE
PARISH, LOUISIANA FOR J. L. HOLDMAN & LINDA L. HOLDMAN,"
BY: CHARLES T. SNYDER, P.L.S., DATE: AUGUST 7, 2004.

2) "MAP SHOWING SURVEY OF TRACT "A-1" LOCATED IN SECTION 13 T-5-S, R-1-E & SECTION 18 T-5-S,
R-1-E, 16532 OLD SETTLEMENT ROAD, EAST BATON ROUGE PARISH, LA, FOR JOSEPH N. ORTEGO AND
CAROL NORWOOD ORTEGO,"
BY: CARL A. JEANSONNE, JR., P.L.S., DATE: SEPTEMBER 14, 1988.

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, et. seq., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE: 11 FEBRUARY 2014



TRACT X-2-B
BALBIR SIGH TUL

LOT 5
15.86 ACRES

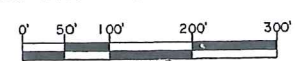
CURVE DATA
DELTA = 36°23'35"
RADIUS = 249.48'
LENGTH = 158.47'
TANGENT = 82.01'
CHORD = 155.81'
CHORD BEARING = S 13°08'10" E

LOT 4 13.21 ACRES

7.64 ACRES

LOT 3 11.98 ACRES

FINAL PLAT
NEW HORIZON SUBDIVISION
BEING A SUBDIVISION OF A PORTION OF TRACT X-2-A
OF THE ALLEN E. MORGAN, ET AL PROPERTY
SECTION 13, TOWNSHIP 5 S., RANGE 1 EAST
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA
FOR
TAMMY LYNN CRAWFORD NEAMES
9201 TUNICA TRACE, ST. FRANCISVILLE, LA.



SS-28-12 1/24/13

Thomas D. Rodgers
9101 Jerry Ave. Zachary, LA 70791
225-936-2998

September 24, 2014

Planning & Zoning Commission
City of Central
6703 Sullivan Rd
Central, LA 70739

RE: Proposed Subdivision of Lot 2, Tract X2A in New Horizon Subdivision

Dear Planning and Zoning Commissioners:

The purpose of this correspondence is to request waiver for section 7:4.4 (a) 4 of the City of Central Unified Development Code, which restricts subdivision of lots unless connected to city sewer. Without a granted right of way to Joor Road, it would not be possible to connect to city sewer. The proposal is as follows:

Proposal: The current state of the property is one lot consisting of 7.64 acres that is divided by an asphalt road running through the middle of the property. If subdivision were granted, the property would be divided into Lot 2A with approximately 360+ feet of road frontage and Lot 2B with approximately 400 feet of road frontage. Both lots would meet the minimum requirement of 250 feet of road frontage and minimum acreage requirement of 3 acres per lot.

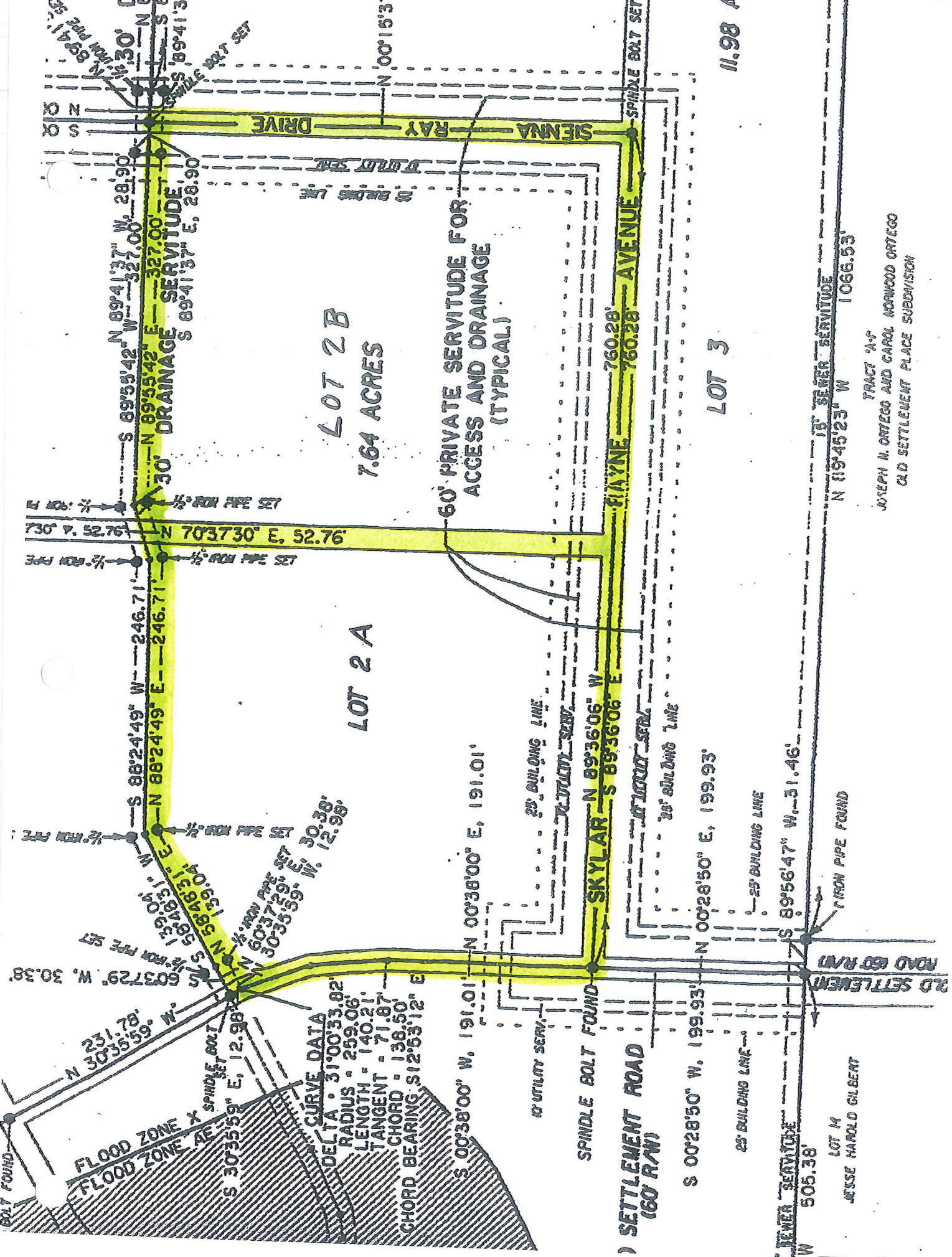
If left in its present state, the buyer's only option would be to build on one side of the asphalt road and maintain a separate lot on the other side of the asphalt road. This would be beneficial as the subdivision of this lot would create two sources of taxpayer revenue for the City of Central.

I appreciate your serious consideration towards my proposal. I intend to follow the progress of this proposal and request that I be kept informed regarding the status of this request.

Respectfully,

Thomas D. Rodgers
9101 Jerry Ave. Zachary, LA 70791
225-936-2998

ATTACHMENT A





PRIVATE
PROPERTY
NO TRESPASSING

DANIEL & DANIEL
PROPERTIES, LLC
1440 David Miller
25508-5001
School Road, P.O. Box
25521-3101
Buckeye, AZ 85215

PUBLIC HEARING
CITY OF CENTRAL
PLANNING & ZONING BOARD
Date: Oct 23, 2014 7:00am
Location: City of Central 1400 Central Springs Rd.
Case Number: 55-28-12 (REV)
☐ REQUEST TO REZONE
FROM: _____ TO: _____
☒ OTHER REQUEST
Property: 1N30101-1-100-101
For More Information Contact:
City of Central 202-2000

10/14/2014 11:06